

TRANSFER
TAX
PAIDWARRANTY DEED

038519

KAREN J. HUYSER of Waterville, Maine, for consideration paid, grants to ²⁶CAROL A. COOLEY of Norridgewock, Maine, with WARRANTY COVENANTS, the land in Waterville, County of Kennebec, and State of Maine, bounded and described as follows, to wit:


Being Unit #12 in Lincoln Woods Condominium located in Waterville, County of Kennebec and State of Maine, together with .0625 of the undivided interest appertaining to said Unit #12 in the common area and facility of said Lincoln Woods Condominium all as more fully set forth in the Declaration of Condominium dated December 6, 1988 and recorded in the Kennebec County Registry of Deeds, Book 3471, Page 259 and First Amendment thereto dated March 14, 1989 and recorded in said Registry of Deeds in Book 3516, Page 98, and Second Amendment thereto dated May 30, 1989 and recorded in said Registry of Deeds in Book 3558, Page 143. Said Declaration, First Amendment and Second Amendment, together with the scheduled and exhibits thereto, are incorporated herein by reference as though set forth at length herein.

Reference is hereby made to the survey and plans of Lincoln Woods Condominium entitled "Plan of Property of J.J. Development Corp., Lincoln Woods, A Condominium: dated October 12, 1988 and duly recorded at the Kennebec County Registry of Deeds under Unit Ownership in Condominium File Nos. E-88279 through E-88281 inclusive and C-88282 through C-88288 inclusive and amended plans E-89064, C-89065 through C-89071 inclusive and E-89163. Said survey and plans being incorporated herein by reference.

The premises conveyed herein are conveyed subject to all of the rights, reservations, conditions, restrictions, regulations and matters set forth in the aforementioned Declaration of Condominium and the aforementioned Plans, the within Grantee, as part of consideration herefor, agreeing to abide by all of the said matters contained within said Declaration, set forth on said Plans and recited in the By-Laws of Lincoln Woods, A Condominium.

Being the same premises conveyed to Karen J. Huyser by Warranty Deed of Jacky M. Brodek dated November 11, 2001 and recorded in the Kennebec County Registry of Deeds in Book 6659, Page 26.


WITNESS


KAREN J. HUYSER

4/1-56-12

41-56-12

October 17, 2003

THE STATE OF Maine
Kennebec, ss.

Then personally appeared the above named KAREN J. HUYSER and
acknowledged the foregoing instrument to be her free act and deed.

Before me, 
Notary Public

DAVID R. BUTLER
NOTARY PUBLIC
MY COMMISSION EXPIRES
JUNE 21, 2007



RECEIVED KENNEBEC SS.

2003 OCT 21 AM 9:00

ATTEST: 
REGISTER OF DEEDS.